



**City of Santa Clara  
Building Inspection Division**

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**CONDENSATE DISPOSAL REQUIREMENTS**

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## Condensate Disposal Requirements

The proceeding information pertains to condensate discharge requirements for air-conditioning units in residential, commercial and industrial buildings.

### Residential Condensate Disposal Requirements –

Condensate discharge for residential air-conditioning units is typically terminated in drywells. Drywell specifications are as follows:

1. The minimum size of a residential drywell is 2 foot square by 2 foot deep.
2. The nearest edge of the drywell shall be at least 3 feet from any structure or building foundation.
3. The drywell shall be filled with min. 1" rock.
4. The top of the drywell shall be covered with building paper or plastic sheeting with 6" of earth or concrete over that.
5. The condensate pipe from the cooling coil (minimum 3/4") shall **indirectly connect** to a minimum 1 1/2" drainpipe.

**Note:** The indirect connection shall be made by an air break at the edge of the foundation.

### Miscellaneous Information -

When a cooling coil is located in an **attic**, a **secondary** condensate drainpipe shall be installed and shall terminate in a readily observable location such as, over a window or door.

## Residential Condensate Line & Drywell

